



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA Hearing of September 26, 2007 9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
C.J. JACKSON	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice Chair	(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTV) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- III. **ADMINISTRATION OF OATH OF OFFICE TO THIRD DISTRICT COMMISSIONER:**
Presented by Michael Allen, Chief Deputy Clerk of the Board.
- IV. **ROLL CALL:** All Commissioners were present.
- V. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- VI. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VII. **PUBLIC COMMENT:** Kellam de Forest congratulated Commissioner Jackson on his appointment to the Planning Commission and expressed his concern about the Santa Barbara Botanic Garden. Bob Field congratulated Commissioner Jackson on his appointment to the Planning Commission and expressed his concern that the Planning Commission receive a full report on the Department's Process Improvement efforts and Oversight Committee before the item is heard by the Board of Supervisors.
- VIII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Jackson requested a briefing on the County's role regarding SB18, the Tribal Consultation requirements.
- IX. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- X. **MINUTES:** The Minutes of September 5, 2007 and September 12, 2007 were considered as follows:

ACTION: **Approved the Minutes of September 5, 2007.**

Blough/Brown

**Vote: 3-0-2
(Cooney & Jackson abstained)**

ACTION: Approved the Minutes of September 12, 2007.

Brown/Blough

Vote: 3-0-2

(Cooney & Jackson abstained)

XI. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:**
Presented by Dianne M. Black.

XII. **STANDARD AGENDA:**

1. **07APL-00000-00023** **Pebble Hill Homeowners**
07LUP-00000-00381 **Appeal of the Villas A/C Units** **Goleta**

June Pujo, Supervising Planner (805) 568-2056
Fray Crease, Planner (805) 568-2015

Hearing on the request of J. Stephen Wilson representing Pebble Hill Homeowners Association, appellant, to consider the Appeal, Case No. 07APL-00000-00023, [appeal filed on June 29, 2007] of the Planning and Development Department's decision to approve a Land Use Permit, Case No. 07LUP-00000-00381, in compliance with Section 35.102.040 of the County Land Use and Development Code in the DR-4.6 Zone to allow for the installation of external air conditioning units for Units 1-10 and to modify the fence design from a shadowbox design to a cap design. The application involves AP No. 067-210-039, located at 4986 Calle Real in the Goleta Area, Second Supervisorial District.

ACTION: Denied the appeal.

Brown/Blough

Vote: 5-0

10 day appeal period; fee required.

2. **07SCD-00000-00034** **Santa Barbara Botanic Garden Meadow**
Terrace Substantial Conformity Determination **Mission Canyon**

Anne Almy, Supervising Planner (805) 568-568-2053
Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Ken Marshall, agent for the Santa Barbara Botanic Garden, to consider Case No. 07SCD-00000-00034, [application filed on September 5, 2007] for a determination of the substantial conformity of the proposed Meadow Terrace project with the existing CUP, 72-CP-116, pursuant to Section 6 of Appendix H of the County Land Use Development Code. The application involves AP No. 023-340-015, located at 1212 Mission Canyon Road, in the Mission Canyon area, First Supervisorial District.

ACTION: Accepted withdrawal from the agenda.

Brown/Blough

Vote: 5-0

Appeal process not applicable.

3. **Santa Barbara Ranch Project**
Transfer of Development Rights **Santa Barbara**

Dianne Black, Development Services Director (805) 568-2000
Tom Figg, Planner (805) 377-9116

Hearing on the request of Planning and Development that the County Planning Commission receive a report on the feasibility of transferring development rights to Santa Barbara Ranch and make recommended findings to the Board of Supervisors, along with comments on an enabling ordinance, preparatory to commencing formal hearings in connection with the

proposed development of the Naples townsite located two miles west of the City of Goleta, AP Nos. 079-080-026 to 081-240-018, Third Supervisorial District.

ACTION: Continued item to November 7, 2007.

Blough/Jackson

**Vote: 4-0 (Valencia absent)
Appeal process not applicable.**

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the
Planning and Development Web Site at
www.sbcountyplanning.org

Dianne M. Black
Secretary to the Planning Commission